

LOWELL TOWN COUNCIL
WORK SESSION
NOVEMBER 13, 2023

A Work Session of the Lowell Town Council was called to order on Monday, November 13, 2023, at 5:30 P.M., by President Todd Angerman. Members present were Michael Gruszka, Todd Angerman, John Yelkich. Councilman John Alessia and Councilman Shane Tucker were absent. Also present were Clerk-Treasurer Judith Walters, Town Manager Craig Hendrix, Town Attorney David Westland via Zoom, GIS Director Greg White, Police Chief Jim Woestman, and Fire Chief Chris Gamblin. Also present were two interested citizens. The purpose of the work session was general town business.

Peoples Bank Update - Jim Dunne/Tom Devine -The representatives from People Bank were present to give an update on the investment portfolio from the Lowell Water Sale Proceeds with corporate bonds, U.S. Treasury bills, and money market funds. The year to date income through 10/31 was \$696,267.08. Mr. Dunne stated we are right on track with good returns at about 5%. Discussion followed on continued active management of the fund and watching how the market is going and cautiously moving toward a more robust management. Town Manager Hendrix will provide a schedule of CCG projects to be done in 2024 for cash flow for town portion of grant. Further discussion will be had when they bid out the public works facility to borrow against our portfolio to secure a loan.

Liberty Street Cross Section Discussion - Anthony Monoccio and Anthony Kenning, from DLZ Engineering, were present via Zoom to review the plans for the reconstruction projects with Community Crossing grant funds for Liberty Street in 2024 and Washington Street in 2025. Liberty Street between Washington and Commercial were reviewed to make only road street parking on the east side of the street. Mr. Hendrix stated this will make it easier for the rescue vehicle to get a direct shot to Route 2 when they are at the Liberty Street maintenance building. It was noted that two homes do not have driveways and will have to have on street parking available. The same plan will be continue from Commercial to Oakley Avenue south. Discussion followed on the three spots in front of the restaurant on Liberty and it was determined it would be best to make those handicap spots. Washington Street was reviewed and on street parking on both sides of the street could be done since theywidth of the street is wider and could be used for overflow parking when there is an event at Nassau Park. Mr. Hendrix stated the application for the Liberty Street project will be due at the end of January 2024, but Washington Street won't be done until 2025 but wanted to have DLZ design both at the same time. Mr. Gruszka questioned additional parking needed behind the restaurant, and Mr. Hendrix reminded that a public parking lot will be put where the old water tower sat.

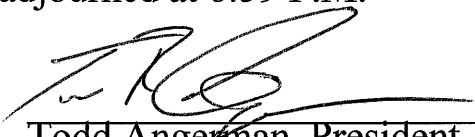
Lowell/Cedar Lake WWTP Expenses True-Up Discussion - The annual calculation for 2022 was completed in June and Cedar Lake has still not paid the balance due of \$166,818. The report was done the same way it has always been done in past years and they are questioning billing costs and administrative costs due to Lowell selling their water utility. Mr. Hendrix stated they are also questioning the basin work and the I&I work they have completed. A meeting for further discussion will be held to resolve the issue.

Discussion of West Side Sewer /Water Project - As discussed at a previous work session, work is moving forward on the sewer project extending to Lake Prairie School with appraisals being done and right of way acquisitions, and that now Indiana American Water is not wanting to install the water line. Mr. Hendrix and Councilman Yelkich have both spoken with Justin Schneider from American Water and have also reached out to Attorney David McGimpsey, who represented Lowell in the sale of the water utility. A letter has been sent to the president of Indiana American Water pointing out their obligation to extend the service per the purchase agreement dated December, 2021. The letter is asking that IAWC live up to its obligation to cooperate with Lowell to extend water service to Lake Prairie School consistent with Lowell's timeline for extension of sanitary sewer service. It was noted that the extension of the water service was a key aspect of Lowell selling the water utility for one million less than the appraised value because they mutually agreed to a timeline consistent with the extension of the sanitary sewer service. The letter is asking Indiana American Water to respond by December 10th whether they will proceed with the extension or Lowell will take appropriate legal action against IAWC. Discussion followed on whether the town could put the water line in and get their cost back from Indiana American Water. Council also discussed and agreed that offers will be made to the businesses and residents on the south side of Route 2 that if they hook onto the system within a year after completion of the project they won't be charged a sewer tap.

Nassau Park Project Update - The project is being bid out with bids due on December 20th, and then a couple weeks later Mr. Hendrix will be bidding out the public works facility in early 2024 and then the bidding of the sewer project. Councilman Yelkich asked about Old Town Square and Mr. Hendrix stated they are putting together a committee of civic organizations to review plans for the park. Mr. Yelkich stated he had an individual that would like to be involved. Mr. Hendrix stated the project will be scheduled with the 2026 Fremont Street reconstruction project.

Residential TIF Update - A public hearing will be held at the November 27th Redevelopment Commission meeting. Notices have been sent to the non-taxing units within town.

No further discussion, the work session adjourned at 6:59 P.M.



Todd Angerman, President

Attest:



Judith Walters
Clerk-Treasurer